BILL GARRETT, Davidson County
Trans:T20120073660 DEEDWARR
Recvd: 09/28/12 15:27 3 pgs
Fees:18.00 Taxes:555.00
20120928-0088796

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1238**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/14/2012**, by and between **Alberta Lewis, an unmarried individual**, parties of the first part, and **Cloyd Smith, Jr, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

See attached for a complete legal description.

This conveyance is made subject to:

Parcel ID #
☒ Improved OR
☐ Unimproved property located at: **210 Ewing Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alberta Lewis

Alberta Lewis

Louisiana

STATE OF ~~Tennessee~~

COUNTY OF ~~Davidson~~ Oakmans

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alberta Lewis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of September, 2012.

Notary Public

My Commission Expires: Insert Term Expires

Robert P. Charbonnet, Notary Public
State of Louisiana, LSBA No. 4087
Notary Public ID # 19817

****

Owner's Name: **Cloyd Smith, Jr**

and Address: **210 Ewing Drive, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First State Mortgage
7114 Hwy 70 South
Nashville, TN 37221

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of September, 2012.

Notary Public

My Commission Expires: 1 June 16

Rebecca Sumner
State Of Tennessee Notary Public
Sumner County

EXHIBIT A

Land in Davidson County, described as follows:

Being part of Lots Nos. 7 and 8 on the Map showing subdivision of the James Cunningham Place, as of record in Book 421 at page 173, Register's Office for said County, and being Lots Nos. 3 and 4 according to a plan of C. M. Richmond's Land on South margin of Ewing Lane (a/k/a Ewing Drive), described as follows: Beginning on the southerly margin of Ewing Lane at the corner of Lots Nos. 4 and 5, said beginning point being 524.8 feet west of the northeast corner of Lot 6 of James Cunningham Place, conveyed to C. M. Richmond and wife, by deed from James Cunningham, Trustee, of record in Book 611 at page 183, said Register's Office; thence with the line between lots Nos. 4 and 5 southwardly 195 feet to the southwest corner of Lot 4; thence with the south line of Lots Nos. 3 and 4, north 87 degrees 20 minutes east 228 feet to the westerly margin of a 50 foot road; thence with the westerly margin of said road northwardly 111.4 feet to the beginning of a slight curve; thence with said curve north 0 degrees 29 minutes west 54.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a northwesterly direction 39.6 feet to the southerly margin of Ewing Lane; thence with the southerly margin of said lane westwardly 223.7 feet to the beginning.

Being the same property conveyed to Romie Lewis, unmarried, by warranty deed from Bertha Temple Richmond, a widow, recorded in Book 8413, page 571, Register's Office for Davidson County, Tennessee. And further conveyed to Alberta Lewis by Instrument No. 201106010041521, said Register's Office.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 210 Ewing Drive, Nashville, TN 37207.